



Framework for Land Use Planning in Vermont

Primary statewide goal
implemented at the local,
regional and levels:

*Compact village and urban
centers surrounded by rural
countryside.*

State/Regional/Local Relationship

- Roles and responsibilities are delineated in statute and by function

State

- All local authority derived from Statute (**Chap 117 of Title 24**)
- State agencies – ANR, ACCD, VTrans, Act 250 (permits & \$)
- Financing/tax laws (TIF, property tax, bonding)
- Designations (downtown, growth center, village, etc.)

Regional Planning Commission

- Prepares Regional Plan
- Confirms municipal planning process & assists
- Approves Municipal Plan

How Local Planning Works



Goal: Healthy,
Vibrant Community

Municipal Plan

Regulatory
Implementation

Zoning and Subdivision
Bylaws

Non-Regulatory
Implementation

Infrastructure Planning,
Incentives, Conservation, etc.

Key Terms

Bylaws:

- Zoning
- Codes
- Regulations

Municipal Plan:

- Comprehensive Plan
- Town Plan
- Master Plan

Municipal Roles and Responsibilities

Legislative Body

Select Board or City Council

- Appoints/removes board members
- Adopts plans/bylaws
- Hires staff (incl. attorney)
- Proposes budgets

Administrative (Staff)

Zoning Administrator

- Issues permits
- Enforcement
- Staff reviews (opt)

Town Planner

- Assists Planning Commission
- Staff reviews

Legislative (Planning)

Planning Commission

- Drafts plan and bylaws
- Drafts other studies and capital budget
- In some towns, reviews Zoning and Subdivision applications.

Quasi-Judicial (Regulatory)

Zoning Board of
Adjustment/Development Review
Board

- Reviews Zoning and Subdivision applications.

Who should be involved in Planning?



It's Your Town Plan

- State law provides a basic process structure and 13 goals that must be considered (24VSA§4302).
- Make the plan make a difference:
 - Set Vision/Goals/Objectives
 - Determine Actions (priorities)
 - Implement Actions (bylaws, invest)
 - Monitor success (annual?)
- Proactive vs. reactive - engage

Local Strategies

Create a healthy municipal plan

Bylaws - Mixed Use, walkability, bike racks, sidewalks/paths

Capital Budget - shoulders, sidewalks/paths

Designation Programs - growth center, downtowns, village centers

Development review - Use healthy community design criteria in evaluating development decisions

Strategic Partners

Select Board, Planning Commission member – Champion

Town planner or zoning administrator

Public Works or Highway Foreman; traffic calming, bike or pedestrian improvement advocates

Community development, downtown organization, business group

Real Estate developers, realtors – quality of life